



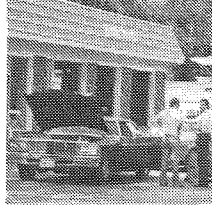
DISTRICT 10 PLAN

Approved By Saint Paul Planning Commission 10-24-80
Adopted By Saint Paul City Council 12-23-80

Comprehensive Plan

District Plans

Planning Division
City of Saint Paul



SUMMARY

PREMISE

The intent of the Como Community District 10 Plan is to identify and analyze needs within the district and to initiate neighborhood programs and proposals that preserve the community's tradition of quality living. Community residents realize that cooperation between the City and the district is essential in order to accomplish many of the improvements recommended in this plan. The plan's major findings include the following:

PHYSICAL DEVELOPMENT

The physical development plan identifies physical improvements that are necessary to enhance the district's residential, commercial and public areas.

1. Public Utilities. The City should gradually replace electric, water, sewer, and gas utility systems that are deteriorated, obsolete or unsafe.

2. Energy Assistance. The City should work together with Ramsey Action Program to increase fuel assistance in order to minimize the financial hardships that rising heating bills impose on District 10's fixed-income residents.

3. School Zone Safety. The Public Works Department should maintain crosswalk markings and post lower speed limits in school zones in order to increase safety.

4. Public Transit. The City should study the feasibility of a fixed right-of-way transit system serving downtown St. Paul, Midway Energy Park, Minnesota State Fair, University of Minnesota, and downtown Minneapolis.

5. Housing. The Como Community Council should monitor changing housing conditions and support private maintenance efforts to preserve the quality of the district's housing stock.

SOCIAL DEVELOPMENT

A safe, healthy, and appealing social environment is integral to a vital Como Community. The social development plan identifies needs for social support services.

6. Education. The St. Paul School Board should adopt a curriculum that emphasizes basic skills in grades K-8 and career training or college preparation for grades 9-12 to ensure high quality education for all the district's young people.

7. Recreation--Como Lakeside Pavilion. The Parks and Recreation Department should provide new sound and lighting equipment and increase the number of scheduled events at the Lakeside Pavilion as ways of upgrading recreation services.

8. Recreation--Como Park Picnic Area. The Parks and Recreation Department should upgrade outdoor cooking facilities (grills, etc.) at the picnic pavilion area.

9. Police Service. To increase security in the district, the Police Department should study the feasibility of three measures: reinstating the park patrol; using horse patrols in Como Park; and reducing the size of team police areas.

10. Fire Service. The Fire Department should maintain existing levels of fire and emergency services.

11. Library Service. The Community Services Department should convert the Victoria School site to a branch library or provide expanded bookmobile service to make library resources more accessible to the community.

12. Job Corps. The Bethel Job Corps operator should adhere to the eight programmatic controls identified by the community to guide the operation of the Job Corps center in a manner consistent with community standards.

ECONOMIC DEVELOPMENT

The goal of the economic development plan is to promote cooperation among the residential and economic community. The Midway Energy Park development offers the Como Community a rare opportunity for participatory planning directed at assuring high industrial development standards in the community.

13. Midway Energy Park Zoning. The City should rezone District 10 land within the Midway Energy Park to an I-1 classification to guarantee light industrial development.

14. Kopper's Coke Site. The City should support efforts undertaken by the State Pollution Control Agency to address soil and groundwater pollution at the Kopper's Coke site.

15. Commercial Development. The Port Authority should work with the Como Community to ensure that commercial space in the Midway Energy Park meets community needs.

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INTRODUCTION

THE PURPOSE OF THIS GENERAL DISTRICT PLAN

The District 10 Plan was initiated by the Como Community Council in its role as a community organization. The intent of the plan is to identify and analyze needs within the district and initiate neighborhood programs and proposals that preserve the community as an attractive residential area. The articles of incorporation for the Como Community Council detail general neighborhood objectives to be carried out in behalf of the residents and business owners throughout the district.

The goals stated in the articles of incorporation are in part to..."educate the community as to the necessity for maintaining community pride in matters of common interest for the preservation of a desirable and liveable neighborhood. By way of examples of carrying out these purposes, the (Como Community Council) corporation shall initiate and participate in such actions as may be determined to be desirable to enable residents to preserve and maintain good residential housing, live in a healthful environment, provide recreational facilities, and protect the neighborhood from crime. Such initiation and participation shall be implemented by:

1. Identifying the problems and needs of the Como Community-District 10;
2. Establishing goals and objectives for the Como Community-District 10;
3. Developing proposals and implementing steps for the accomplishment of the established goals and objectives;
4. Promoting plans for the improvement of the Como Community-District 10;
5. Providing a regular means of communication for the Como Community-District 10;
6. Recognizing, assisting, and cooperating with the activities of organizations within its boundaries and with purposes complimentary to the purposes of this organization; and
7. Seeking, receiving, distributing, and optimizing the use of funds for the accomplishment of the goals and objectives of the Como Community Council."

In keeping with a community focus, the District 10 Plan is an extension of the community directed goals listed above. In brief, the general district plan is a recording of proposals that are consistent with the articles of incorporation.

Recommendation

1. The Como Community Council should request that District 10 boundaries be expanded to include the Warrendale area, immediately west of Lake Como.

LIMITATIONS OF THE DISTRICT PLAN

As community values and conditions change, so too will the district plan. It will need to be updated, amended and extended to meet the future needs and conditions of the district. The objective of the district plan is to be flexible enough to address the changing needs, conditions and desires of the residents, yet specific enough to ensure community improvements.

District 10 residents expect increased efficiency of government service as a prerequisite for expanding current programs. Occasionally, government programs are initiated which are not required or desired by the neighborhood; while other needs go unmet. The intent of the district plan is to minimize unnecessary programs by identifying immediate and future needs in a forum open to public scrutiny. In this fashion, citizens exert some control over their own destiny.

The community realizes that all plan recommendations will not be effectuated merely because they are requested. Limitations of the city budget make that an impossibility. Consequently, the community will prioritize recommendations on an annual basis, forwarding requests for necessary community improvements.

Figure A District Location

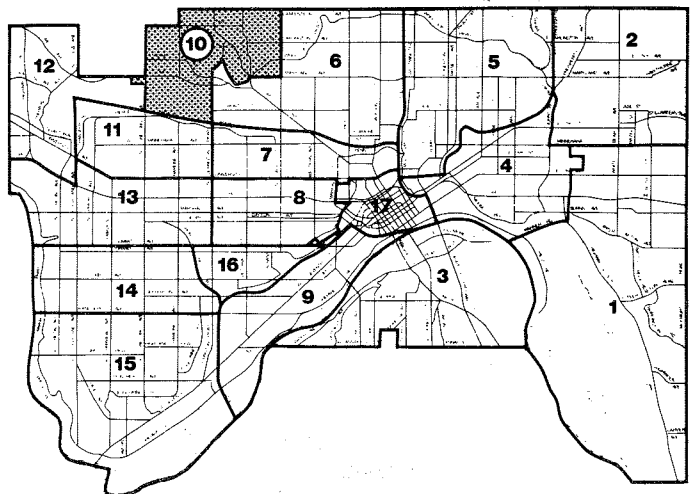
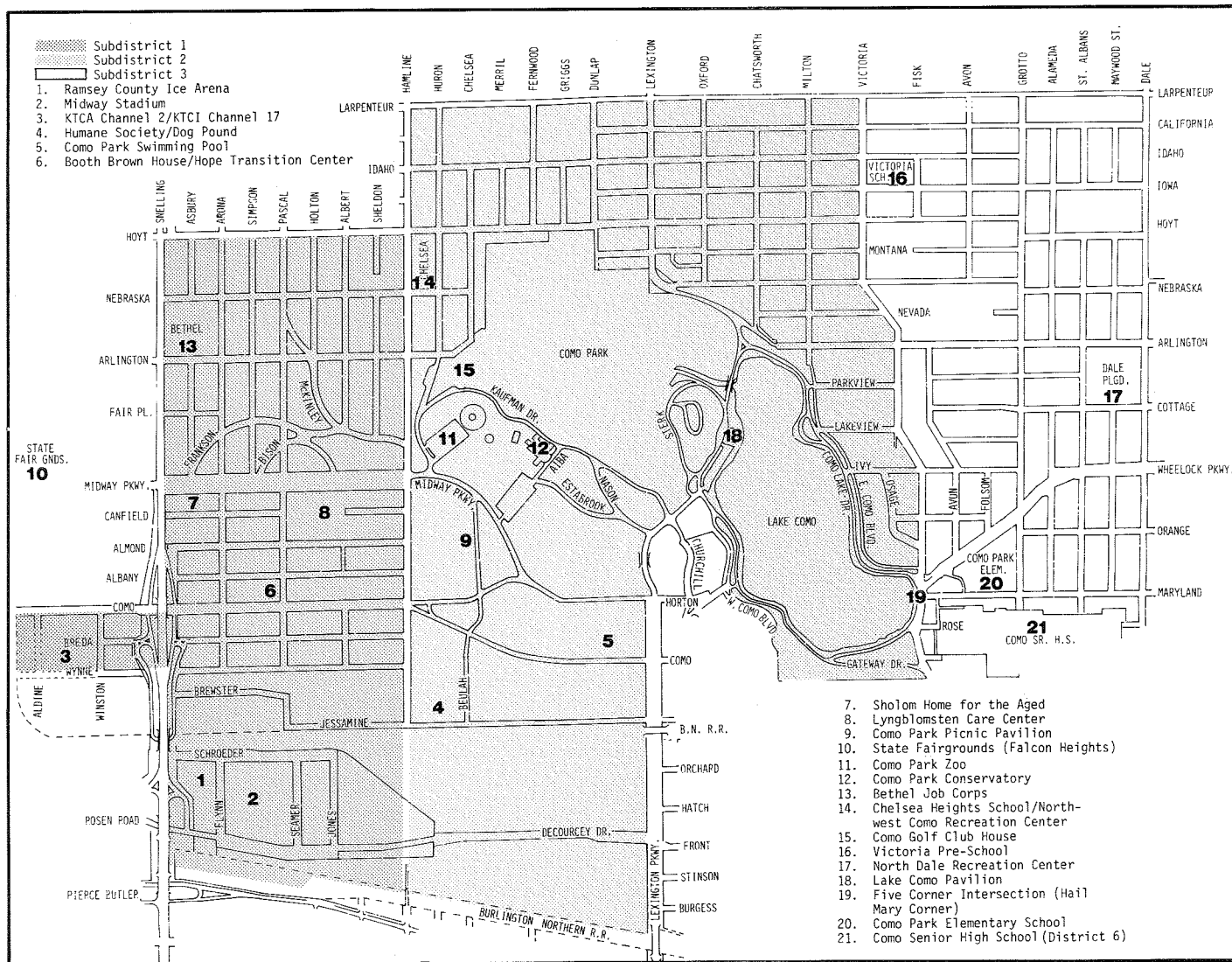


Figure B Subdistricts, Community Facilities and Landmarks

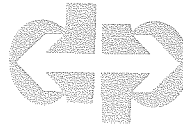


RELATIONSHIP OF DISTRICT PLAN TO COMO PARK AND COMO ZOO PLANS

The district plan addresses Como Park only in general terms. This is due to the knowledge that current Como Park and Como Zoo planning is being undertaken by separate planning groups. The Como Community Council wishes to withhold comments on the physical development plan for Como Park at this time. The Como Community Council reserves the right to "review and comment" on the park plan when it is completed and amend their district plan if warranted.

BOUNDARIES AND PHYSICAL RELATIONSHIP TO THE CITY

The Como Community-District 10 is one of 17 districts represented by citizen groups or councils. Figure A illustrates the Como Community in relation to the City of St. Paul. District 10 is bounded on the northern and much of the western side by the Cities of Roseville and Falcon Heights. Figure B illustrates district boundaries, subdistricts and landmarks.



THE COMO COMMUNITY— PAST, PRESENT, AND FUTURE

This chapter examines the past, present and future characteristics of the Como community. The past influences current issues in the district. The important issues of the present demand a future-oriented analysis of possible solutions.

HISTORICAL BACKGROUND

The earliest known settler near Lake Como was Charles Perry, a farmer, who named the lake after his birthplace, Lake Como in Italy. Soon, a land speculator named Henry McKenty saw the great potential in Lake Como as a resort area where residents might build summer homes not too far from town. McKenty and others slowly began to develop the resort and residential potential of the land from the 1850s on.

Como Park Development

The land which later became Como Park changed hands several times before it was finally acquired by the City of St. Paul in 1873. The wildly extravagant sum of \$100,000 raised from the sale of bonds bought approximately 270 acres of land to the west of Lake Como to be used as a park. Horace Cleveland (one of the nation's first landscape architects) insisted on preserving the natural beauty of the landscape. Cleveland's foresight and progressive ideas influenced the community's highly individual and appealing character.

Captive labor, supplied by the state workhouse located in the park, planted trees and shrubs and established grassy lawns and flower beds. Later a lily pond, a Japanese garden and a pavilion for band concerts were added. The zoo was started in 1897 when three deer were donated to the park. By 1902, this small zoo had grown to include a parrot, a pair of Mexican red birds and a monkey. Como Park is largely passive acreage studded with formal gardens, a fine zoo and a quality conservatory, providing leisure activities and ample visual and psychological elbow room for St. Paul residents and visitors.

Promotion of the Como area in the 1880s emphasized the pure country air and scenic beauty. The park and its related activities provided a wholesome influence to family living.

Residential Development

Although the lake gained importance, the relative isolation of the Como region was a liability. Thus, much of the land in the district was subdivided into small lots (usually 40 to 50 foot frontage) in a monotonous military grid pattern with dirt or gravel roads, constructed during the

early years by the city. These development restrictions dissuaded buyers from building on these lots until many years later. The slow initial construction of homes was also partially due to the transportation difficulties in those days of horse drawn carriages. The rise in the development of small residential homesites began after an electric trolley spur was constructed in 1893.

The slow infill of diverse housing styles, spanning years of construction, provided for an interesting mix of single-family homes in the area. The architectural mix adds to the pleasure of the topographical variety as houses were built from the late 19th century to the 1960s. Lake Como still provides the natural setting and aura of country space that first appealed to the area's residents.

There were moderate concentrations of Norwegians, Swedes and Germans in this area. The district's ethnic origins are shown in their institutions such as Lyngblomsten Care Center (Norwegian), Shalom (Jewish) and Bethel College (Swedish Baptists). Early Como Park residents established deep roots in their developing neighborhood; and their strong neighborhood spirit was passed on to the present generation.

Pride is evident in the spruced-up houses and manicured lawns. The mixture of pastoral and urban elements in the midst of a metropolis remains the district's principal feature even today.



THE DISTRICT TODAY

Physical Features

The Como Community, District 10, is located in the northwestern portion of the City of St. Paul. The district encompasses 1,505 acres. Approximately 43% of the acreage is used for residential purposes and an equal amount of land is used for public, semi-public and open space purposes. The remaining 14% of land is used for commercial or industrial purposes. Of the 4,000 plus houses, 84% are owner-occupied and 80% are single-family units. Most of the houses are 25-35 years old and are meticulously maintained.

Visitors to District 10 come from throughout the state to enjoy Como Park's many active and passive recreational features. Midway Stadium is used for high school and Legion baseball games, rock concerts, Minnesota Viking football practices and is the home field for the Minnesota Norsemen softball team. Community recreation facilities include North Dale and Northwest Como (Chelsea) playgrounds.

An analysis of the district's population characteristics shows a slight decline in total population to 12,251 (1975). Minorities comprise 2% of the district's population and the age of the residents of the community is skewed toward the elderly. Many of the older people are the original settlers of the community. Household movement is very low, which provides stability and continuous civic participation.

Economic Base Considerations

Occupation and income patterns indicate stability and relative economic strength in District 10. Crafts, clerical and sales make up the employment background of 29% of employed persons living in the Como community. Thirty-five percent of the residents are employed in managerial or administrative fields. District income characteristics reveal a higher economic status than the norm of the city as a whole. The median income of district families was estimated to be \$19,500 in 1979.

Though 89% of the households in the district own one or more automobiles, only 74% drive to their jobs. Eleven percent use mass transit and another 10% walk or work at home. Traffic circulation around Lake Como and Minnesota State Fair parking are two major problems facing the community.

Social Characteristics

Educationally, District 10 residents rank high with over 70% graduating from high school. Quality education for the young is of great con-

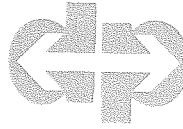
cern for all community residents. Public education is provided by Chelsea Heights and Como Park Elementary Schools. Students then attend Murray or Washington Junior High Schools located outside of District 10. Como Park Senior High, located near the east side of Lake Como, provides secondary education. Private educational institutions located around the district also attract area students.

Fire protection is provided by the recently built Fire Station No. 23, located at 1924 Como Avenue. This station has two manned companies (#23 and #13), two pumping engines and one paramedic ambulance for personal emergencies.



The churches in the Como area provide religious services for Lutherans, Catholics and Baptists. Many were founded in the early 1920s with the initial development of the area. Nursing care and treatment homes located in the district include the Lyngblomsten Home, the Shalom Home, the Salvation Army/Booth-Brown House, and the Lutheran Children's Receiving Home, formerly the Union Gospel Home. These institutions, with community support, provide the necessary aid to the needy.

People in this community desire a safe, enjoyable residential atmosphere to live in. Their pride and concern for their neighborhood frequently translates into civic participation to promote the continuance of a "tradition of quality living".



FUTURE OUTLOOK

The community's perception of their future is based on current needs and dispositions. This outlook is the basis of present involvement and future direction. Civic support from all sectors of District 10 will continue for all human services including recreational and cultural facilities. The community's condition will be identified by its physical characteristics and concentration of involved residents.

Parking conflicts and traffic congestion will need to be solved in the short term. So too, will the problem of public safety during the State Fair.

The proposed Midway Energy Park promises to provide economic growth to this area. This industrial complex may provide the basis for energy efficiency, new job opportunities and alleviate drastic increases of energy costs.

Mobility and leisure time will continue to increase for community residents. Como Park should retain its original function as a recreational area or refuge of solitude where residents and visitors can enjoy fresh air while escaping the normal worries and pressures of daily living.

PHYSICAL DEVELOPMENT PLAN

This chapter reviews major physical systems and the problems of each system as identified to date. The recommendations listed on the following pages outline the scope of the various projects. These recommendations enjoy broad community support. The City will act in stages on these recommendations according to priorities set by the community.

LAND USE

The land use section focuses on the use of land in terms of its function, organization and character within the Como community. An analysis of District 10 land use reveals that 43% of the district's land is used for housing and another 44% is park land. Figure C illustrates the current zoning patterns in the district. Figures D and E illustrate current land use patterns.

Goals and Objectives

1. Maintain the character of District 10 as a predominantly residential area.
2. Preserve parks, playgrounds and open space in the district.
3. Solicit input on land use decisions and actions from surrounding District Councils, State Fair Authority, University of Minnesota and the City of Falcon Heights to assure maximum benefit and compatibility of land use decisions.

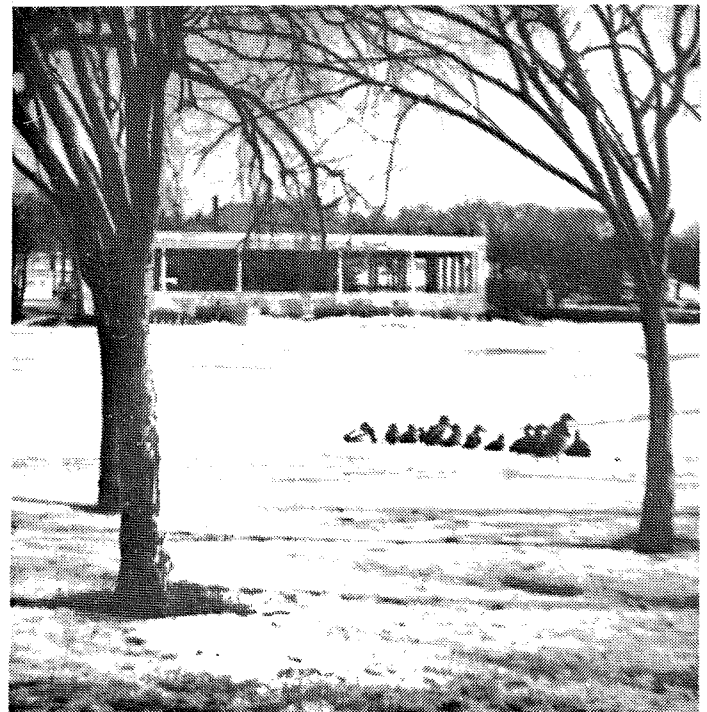
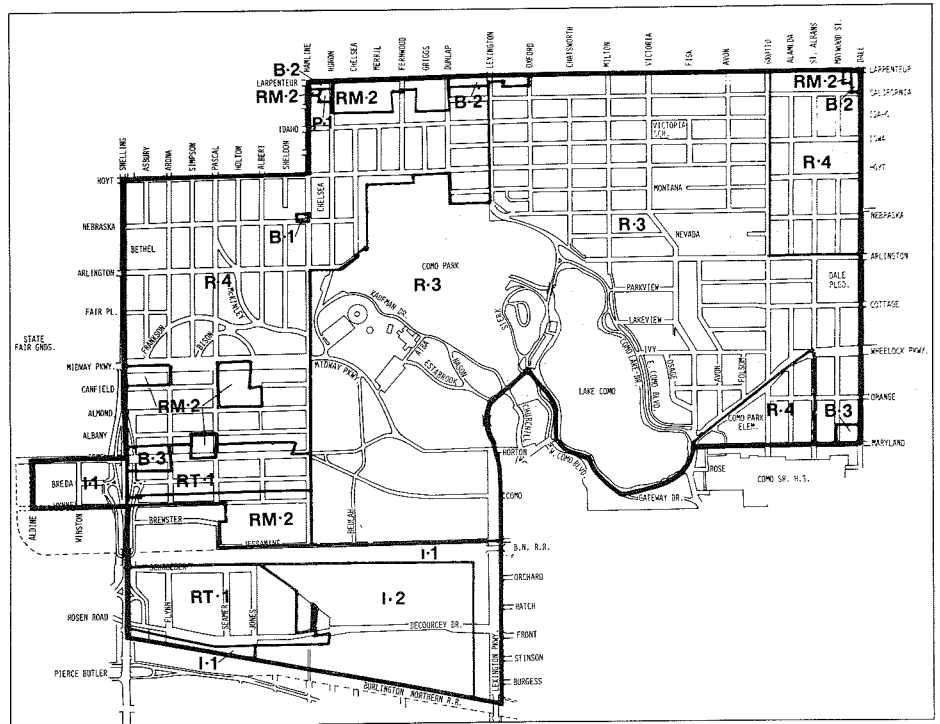


Figure C Existing Zoning

- R-3 and R-4 Single Family Units
- RT-1 Two Family Units
- RM-2 Multi-Family Units
- B-1 Local Businesses
- B-2 Community Businesses
- B-3 General Business
- I-1 Light Industry
- I-2 Heavy Industry
- P-1 Off-Street Parking



Recommendations

1. The City should establish a policy that expenditures for park maintenance, indexed for inflation, should not fall below the highest annual level during the 1970 to 1979 period.

2. The City should not issue additional licenses or permits which allow the establishment of adult entertainment businesses, such as saunas.

URBAN DESIGN AND ENVIRONMENT

District 10 residents describe their community as an attractive, residential area. Many park attributes add beauty and character to the neighborhood. The purpose of this section of the plan is to maintain positive images while concurrently identifying and improving negative images.

In addition to satisfying man's innate and psychological needs, the Como Park area is effectively used for aesthetic and recreational purposes by most district residents. This could mean a leisurely walk through the park, a bicycle ride around the lake, a family touch football game on a Sunday afternoon or cross-country skiing during the winter. District 10 residents are exceptionally receptive to their responsibilities, and strenuously support efforts that are needed for conservation and preservation of the environment. Their ecological approach shows concern for the beauty of the Como Park area.

Goals and Objectives

1. Encourage and maintain respect for the natural environment of District 10.

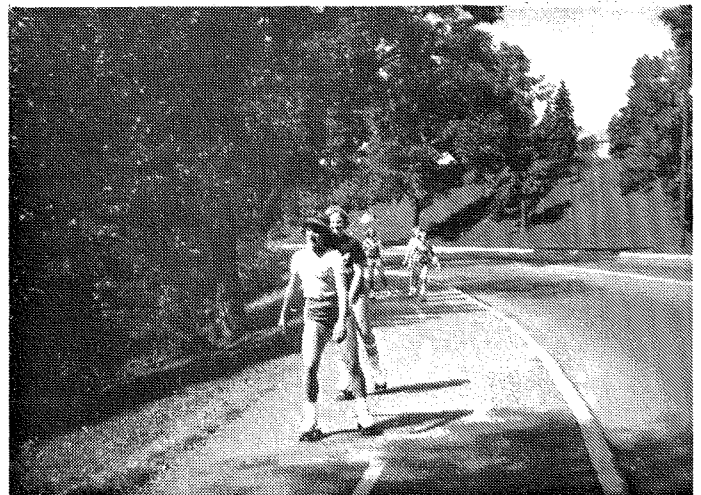
2. Assure that all tree planting in the district is consistent with the city's shade tree program.

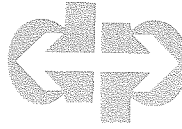
3. Undertake a detailed study of district pollution problems and participate in the elimination of, or at least abatement of, these problems.

4. Buffer residential areas from noise and air pollution caused by vehicular traffic or from commercial and industrial sources.

5. Promote Lake Como's improvement and rejuvenation.

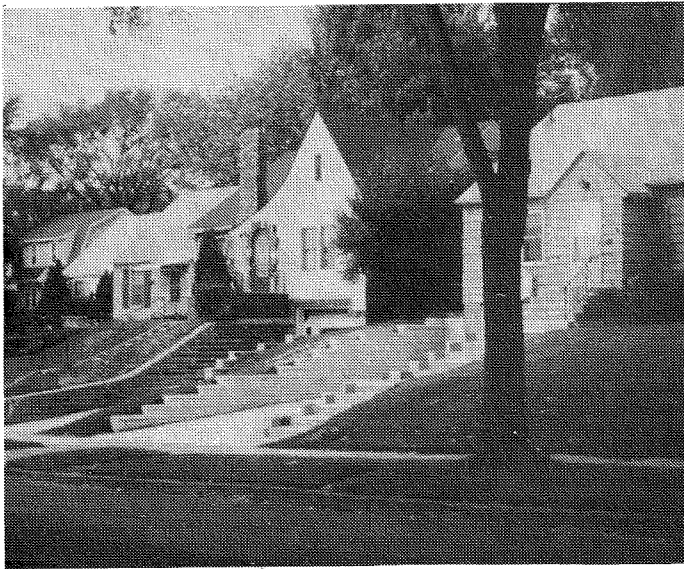
6. Identify and preserve significant district landmarks.





Recommendations

1. *The City should ban advertising signs in residential and park land areas in the district.*
2. *The City should provide adequate signs directing biking, jogging, and walking activities on paths near Lake Como.*
3. *The City should increase maintenance schedules on "parkways" in District 10 as an attempt to maintain the park character of the Como community.*
4. *The City should designate Como Park as a priority area for reforestation made necessary by Dutch elm disease.*
5. *The City Department of Community Services should support and cooperate with the Ramsey Soil and Water Conservation District to investigate and define pollution levels affecting Lake Como; and assure that expedient, appropriate and final action is undertaken to eliminate current pollution and its sources.*



HOUSING

The residents of District 10 enjoy the low density residential nature of the district. An estimated 80-90% of housing structures in the district are utilized as single-family, detached units. Approximately 85% of total housing units are owner-occupied. The aim of the District Council regarding housing is to monitor ongoing activities as prescribed in the Residential Improvement Strategy and to assure that the district's conservation areas I and II are properly attended to.

Goals and Objectives

1. Increase the average values of real property within the Como community.
2. Use the available public and private resources to improve housing in the Como community.
3. Encourage adequate home maintenance as a means to retain the sound housing conditions within the community.
4. Provide information to district residents on housing rehabilitation opportunities, financing, building codes, zoning ordinances and real estate assessment.
5. Maintain the low and medium density of the residential community.
6. Nurture cooperation and understanding between the Community Council and the private sector (e.g., mortgage bankers, real estate firms).
7. Initiate a home maintenance project to assist elderly and handicapped residents with routine maintenance tasks.
8. Disseminate home energy saving information throughout the district.

Recommendations

1. *The City and the District 10 Community Council should combine in an effort to inform and educate the community on building code requirements, proper maintenance measures and available housing resources programs.*
2. *The City should set energy performance standards for new housing construction.*

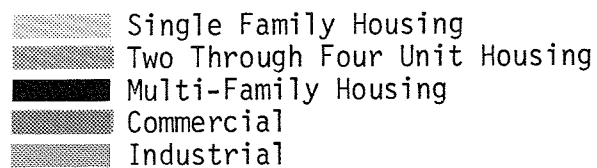
TRANSPORTATION

Transportation is addressed in this section as any mode of personal circulation through the district. District 10's unique park attributes make bicycle and pedestrian travel an important means of transportation. General street conditions may be described as below average. Many streets in District 10 are oil based, have high crowns, and lack curbs and gutters.

Goals and Objectives

1. Provide adequate and convenient means of transportation to all residents between major destination points.

DISTRICT 10



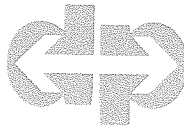
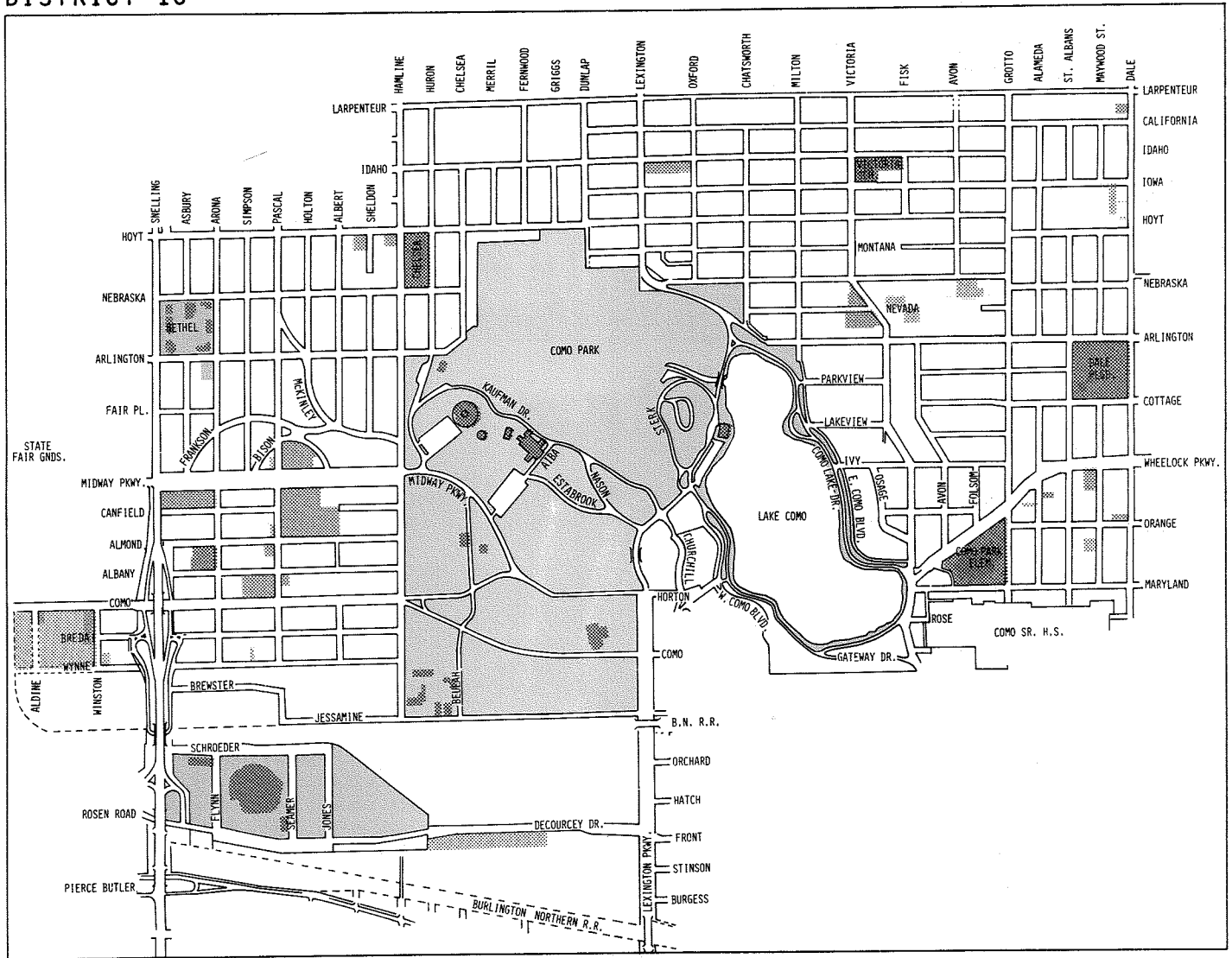
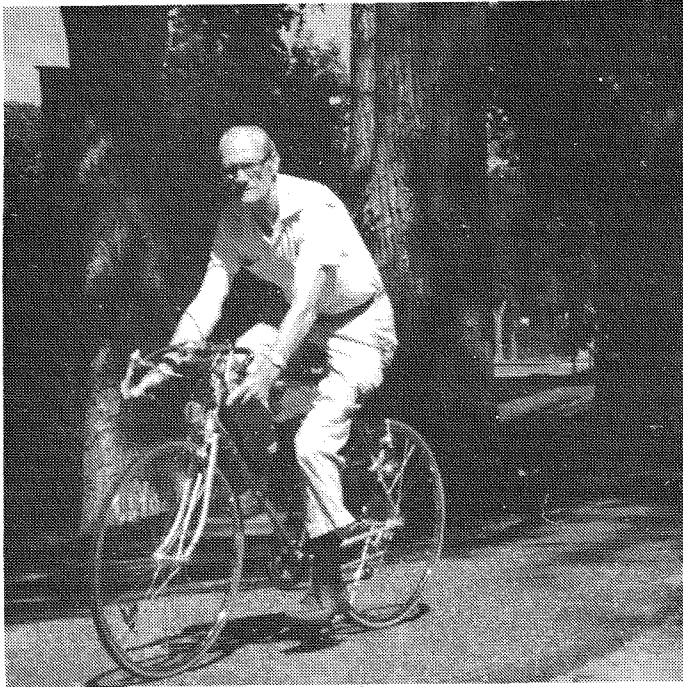


Figure E Existing Land Use

DISTRICT 10



- Public
- Semi-Public
- Recreation-Regional Use
- Recreation-Neighborhood Use
- Vacant



2. Identify appropriate and secure locations for bicycle parking.

3. Encourage a high level of maintenance of local streets, including repairs during fair weather and snow plowing and sanding during the winter.

4. Preserve the character of the parkways as links to a continuous, citywide parkway system.

5. Provide all district streets with smooth uninterrupted street surfaces and curbs.

6. Investigate exactly where greater traffic control is needed and recommend which techniques should be applied to each case.

7. Encourage efficient use of mass transit and para-transit to maximize energy conservation.

8. Ensure adequate off-street parking facilities for residential, commercial, industrial and recreational areas.

9. Encourage the development of safe, direct routes for bicycling in District 10; particularly through park areas.

10. Initiate programs to assist older people and the handicapped to clear their sidewalks after snow falls.

Recommendations

1. The City's long-range transportation planning efforts should promote staggered working hours and/or mass and para-transit as means to reduce vehicular traffic in neighborhoods.

2. The Public Works Department and the District 10 Community Council should join in an effort to develop short and long range improvements (stop signs, etc.) for intersections with high incidents of accidents.

3. The Public Works Department should make all new corner curbing barrier-free to accommodate strollers and handicapped persons. Attention to proper drainage of stormwater should compliment the construction of all new corner curbing.

4. The City should restrict parking during the operation of the State Fair to one side of the street on all east-west District 10 streets west of Lexington Parkway. Presently, all streets west of Hamline allow parking on one side of the street only during the operation of the State Fair.

5. The Parking Commission and City Council should designate and establish "highly visible" bicycle parking areas throughout District 10. The City should study the feasibility of providing bicycle lockers in various spots in the district as well as other areas throughout the city.

6. The Metropolitan Transit Commission should continue the present operational standards for Number 1, 4, and 6 bus lines. Service on Number 5 and 12 bus lines should be expanded, in particular between the hours of 6:30-8:30 a.m. and 3:30-5:30 p.m. weekdays.

7. The Metropolitan Transit Commission should provide additional bus shelters for the Como community. The District 10 Community Council should be consulted on the placement of these additional shelters.

8. The Parks and Recreation Department should establish separate bicycle and pedestrian paths around Lake Como. The lane boundaries, directional signs, and cross-walks should be routinely maintained.

9. The Public Works Department should install school zone signs and maintain crosswalks in school zones.

10. The City and the Port Authority should develop a system of pedestrian and bicycle pathways as an integral part of the Midway Energy Park.



PUBLIC UTILITIES

The district's public utility services are generally considered satisfactory. The exception, low water pressure has been identified as the only urgent problem warranting short and long range planning. The rising cost of utility service, particularly gas and electric, is causing economic hardship for the average district resident. A large number of people living on "fixed incomes" in District 10 are unable to adequately cope with rising energy costs. This adversely affects their standard of living.

Goals and Objectives

1. Provide adequate public utilities in order to encourage and support private investment in the district.
2. Improve water pressure in the district by at least 5 to 10 ppsi to bring it up to the city's average.
3. Affirm and encourage the city's program to separate storm and sanitary sewers.
4. Consider the results of the Ramsey County Pollution Study of Lake Como and to work toward all practical means to reduce particulate and phosphate pollution in Lake Como.
5. Gradually replace electric, water, sewer and gas utility systems that are deteriorated, obsolete or unsafe.
6. Encourage the coordination of utility improvements with other physical improvements so as to cause minimal neighborhood disruption.

Recommendations

1. *The City should cooperate with state and county fuel assistance programs to minimize the financial hardships on St. Paul residents, caused by rapidly increasing energy costs.*
2. *The City should place electric power cables underground in conjunction with new construction or redevelopment so as to cause minimal neighborhood disruption.*
3. *Northern States Power Company and the City of St. Paul should replace old cast iron gas mains that are a potential safety hazard.*
4. *The City should install ornamental lighting around Lake Como and along the district's parkways in conjunction with burying the power lines.*

SOCIAL DEVELOPMENT PLAN

The social environment, as well as the physical environment, must be considered in district planning. The District Plan should provide significant choices for living and working in a variety of environments. Social problems (crime, the inability to afford housing, lack of health maintenance systems and the like) affect the desirability of the neighborhood and must be addressed on an ongoing basis.

The social development plan addresses the ongoing human needs from a community perspective. Although the community's human needs and perceptions may change over time, the following concepts shall continue as the framework for further discussion, analysis and actions.

EDUCATION

A district's education system, public and private, is looked upon as vital to the desirability of a residential neighborhood. District 10's residents expect a thorough, high quality education for all ages. This includes emphasizing the fundamentals of reading, writing and arithmetic in all levels of standard education.



Two current issues pertaining to education are of concern to the Como community. First, District 10 residents view neighborhood schools as community focal points and endorse the joint-use of school facilities. The School District's community educational programming opens the school to community residents. Second, the community must prepare for the possibility of school closings in their district. If any district school is to close, the Como Community Council desires to be actively involved in decisions regarding reuse of the building and land.

Goals and Objectives

- 1.Ensure the continuance of high quality education for all district residents.
- 2.Promote a positive image for the local schools.
- 3.Encourage stability and continuity in public schools throughout the district.
- 4.Provide parents with a greater role in selecting their child's curriculum.
- 5.Provide opportunities for continuing education so that all residents have the opportunity to be life-long learners.

Recommendations

- 1.The St. Paul School Board should solicit input from the Como Community Council regarding the reuse of school facilities that are scheduled to close.
- 2.The St. Paul School Board should continue their assessment/achievement testing of each child in the district's public schools. An individual's test results should continue to be received by the pupil's parents. Aggregated tabulations should continue to be disseminated to the general public.
- 3.The St. Paul School Board should adopt a curriculum for grades K-8 that emphasizes the mastery of basic skills. Grades 9-12 should emphasize career training and/or college preparation.
- 4.The State Department of Education should set minimum achievement standards for public and private school students enrolled in grades 1-12. Exceptional students should be evaluated relative to their ability to achieve, as determined by an appropriately qualified professional.
- 5.The Como Community Council and the Parent Teacher Associations within District 10 boundaries should join in an effort to support, to the extent possible, "block homes for safety". These "block homes" will provide protection for people who feel threatened.
- 6.The City Department of Community Services and the St. Paul School Board should formalize joint-use agreements at individual sites for community education and recreation programs.

RECREATION

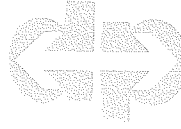
The Como community is rich in recreational facilities. Yet, these facilities are used by the city as a whole, causing more than ordinary wear and tear. Additionally, there is a conflict between community availability and regional use of these facilities. The community's main desire is to

upgrade and maintain present facilities. A facility frequently mentioned for replacement is the Como Club House. The replacement building should be winterized and used during the winter to accommodate cross-country skiers. Another primary concern is the scheduling of recreation facilities. The community would like to be assured that recreational facilities are open and supervised during weekends and after normal work/school hours to accommodate family group activities.



Goals and Objectives

- 1.Promote high quality recreational and leisure time activities for the entire district.
- 2.Enhance the district's park and recreational facilities as neighborhood focal points.
- 3.Promote the general improvement of existing park and recreational facilities.
- 4.Encourage the construction of new recreational facilities when it becomes clear that the existing ones are inadequate; e.g., Como Golf Club House.
- 5.Maximize the neighborhood use of present recreational areas.
- 6.Initiate an annual community extravaganza event designed to be a people-to-people free fun fair.
- 7.Promote the development and maintenance of bike and jogging paths within the district.
- 8.Encourage the maximum use of the lakeside pavilion for family entertainment activities.
- 9.Obtain endowments from private firms to build and maintain park improvements in accordance with city review. The Hamms waterfall and the Japanese memorial garden serve as examples of recent endowments which enhance the park.



10. Inform community residents of recreational programs available in the district and at other locations.

Recommendations

1. The City should construct a tot lot on the Tilden School site.

2. The City should schedule recreational facilities during weekend and after normal work/school hours to accommodate family group activities.

3. The City should require that all new public recreation facilities emphasize accessibility. Attention to the needs of individuals with limited mobility (e.g., seniors, handicapped) must be an integral part of recreational design.

4. The City should study the advantages and disadvantages of lighting activity areas and upgrade lighting where warranted, after notifying affected residents and the Como Community Council. Existing curfew laws should be strictly enforced in the districts park and recreation areas.

5. The City should landscape passive recreation space in Como Park, beginning with the picnic pavilion area. The number of outdoor cooking facilities (grills, etc.) should be increased at the picnic pavilion area.

6. The District 10 Community Council and the City should work together to abate problems associated with the conflict between municipal and neighborhood use of athletic areas.

7. The City should upgrade the appearance of the Como Park pavilion.

8. The City should, through revenue bond financing, replace the Como Club House with a building suitable for year-around use.

9. The City should retain Midway Stadium until sports activities currently provided at the stadium are relocated to the satisfaction of the Como Community Council. A public hearing should be scheduled before any action is taken to remove Midway Stadium.

10. The City should consult with the District 10 Community Council at least 30 days prior to issuing any permits for Midway Stadium concerts which may last past 6:00 p.m.

11. The Port Authority should retain the Oscar Johnson Ice Arena for the recreational enjoyment of area residents.



PUBLIC SAFETY

The crime rate in the district is low in relation to other districts in the city. Nonetheless, the community is concerned with crime occurring in the park (e.g., amusement rides, lakeside pavilion) and during the time period that the State Fair is in operation. Additional attention to fire protection and prevention, civil defense and crime prevention education programs are necessary to protect the public.

Suggested methods to improve community security include the reinstatement of the park police and further localizing the team police areas. Both methods would enhance a greater feeling of security and a closer working relationship between the police and community.

Goals and Objectives

1. Ensure adequate levels of police and fire protection for the entire district.

2. Involve the residents in making themselves and their property safer.

3. Increase the community's feelings of personal safety by concentrating policing of places and situations where there are perceived problems.

4. Increase the security of the district in a cooperative manner.

5. Recognize the importance of the family setting in the prevention of crime and to support programs that promote family group activities.

6. Maintain fire, paramedic and rescue protection at its present level of excellence.

7. Expand public safety information and education programs.

8. Encourage local residents to participate in various crime prevention programs; e.g., crime watch, officer ride-along, neighborhood assistance officer program.

9. Encourage elected officials to adopt a strict stance on juvenile crime.

10. Make the physical setting of the neighborhood less conducive to crime.

Recommendations

1. The Police Department should attempt to increase the visibility of police officers in the community.

2. The St. Paul Fire Department should continue to make Cardio Pulmonary Resuscitation (CPR) training available to Como community residents on a regular basis.

3. The State of Minnesota and the City of St. Paul should increase support and assistance to victims and witnesses of crime.

4. The City, School Board and community organizations should join in an effort to promote fire prevention and civil defense education programs.

5. The City of St. Paul and State of Minnesota should continue youth employment assistance and recreation programs as a means to prevent juvenile delinquency.

6. The Police Department should study additional methods of patrolling Como Park; e.g., reinstating the Park Police, establishing horseback patrols, etc.

7. The City should establish a policy that expenditures for fire and emergency service, indexed for inflation, should not fall below the highest annual level during the 1970 to 1979 period. The intent of this recommendation is to maintain the high quality of fire and emergency service presently provided to the district.

8. The St. Paul Fire Department and St. Paul School District should join in an attempt to increase the community's knowledge of civil defense measures for natural disasters.

9. The City should investigate innovations in traffic barriers (e.g., tangle town) that promote

the intimate character of the neighborhood while reducing the speed of traffic on residential streets.

10. The Metropolitan Transit Commission should restrict bus operation from Huron and Nebraska, where they are adjacent to Chelsea Heights School and playgrounds; and buses should be restricted from using this area for bus layover parking.

11. The City should reduce speed limits around area schools. The Public Works Department should clearly post the speed limits and the St. Paul Police Department should strictly enforce these limits.

12. The Northern States Power Company and the City of St. Paul should assist District 10 residents who require alley lighting. A subsidy system should be considered to assist those who can demonstrate financial need.



SOCIAL SERVICES

This section will address the issues of human services as provided in the Como community. There is a broad range of social services available to District 10 citizens. However, public access to these social services needs to be improved. A fragmented relationship between social service providers and the district's social service consumers needs attention.

An information and referral system in and for the district was most often suggested to improve the delivery of available human services. The District Planning Committee also recognized that certain successful programs desperately need expansion (e.g., congregate dining) and should be given priority before costly new programs are initiated.



Goals and Objectives

1. Insure that quality social services are available to district residents who need them.
2. Promote independent living for the handicapped in the district.
3. Encourage more publicity for and greater coordination among existing social services.
4. Encourage outreach programs for homebound persons.
5. Initiate a senior companion program.
6. Appraise the community's access to crisis intervention services (e.g., emergency food, clothing, heating, etc.).

Recommendations

1. *The State Department of Economic Security should increase the number of jobs available to District 10 students during summer months.*

CULTURAL FACILITIES

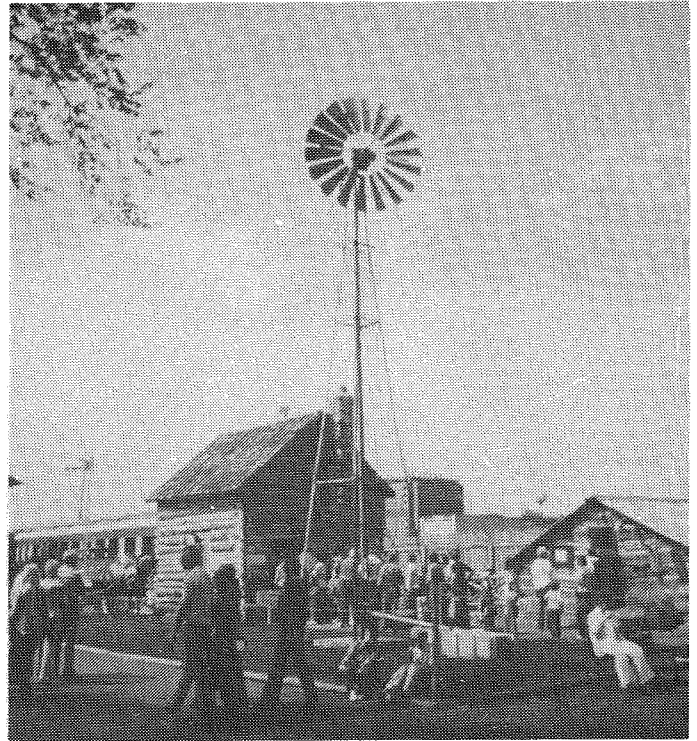
An apparent phenomenon involving the American lifestyle is that its citizens have an unprecedented amount of time available for leisure activities. Comparatively speaking, Americans have not yet realized the importance and enjoyment of the "arts" as a leisure activity.

The Como community has the potential for offering the entire city a cultural potpourri of activities. Como Park picnic area pavilion and lakeside pavilion if restored and utilized, could act as a focal point for a variety of low cost entertainment.

Winter Carnival activities held in Como Park and at the Minnesota State Fair serve as two annual extravaganza events. The District 10 Community Council would like to promote additional scheduling of Winter Carnival activities in Como Park and increase involvement of its residents. The community and the State Fair Authority have identified apparent conflicts and are working toward mutually satisfying resolutions. The University of Minnesota provides cultural opportunities on the nearby St. Paul campus.

Goals and Objectives

1. Promote free or low cost cultural activities at regular intervals within the district.
2. Promote the recording of the district's social, political and physical history.
3. Ensure that community facilities in or near the



district are carefully matched with appropriate cultural activities.

4. Promote Como Park as a location for Winter Carnival activities.
5. If Midway Stadium is removed, ensure that stadium activities are relocated to the satisfaction of district residents who presently use the facility.

Recommendations

1. *The City should provide the Como community with additional library service. The use of the Victoria school building as a branch library should be considered. If a branch library is not provided, the City should provide additional book-mobile service for the entire district.*
2. *The Parks and Recreation Department should upgrade the Como Park pavilions.*
3. *The Parks and Recreation Department should provide adequate sound and lighting equipment at the Como Park pavilions.*
4. *The Parks and Recreation Department should increase the number of scheduled events (large and small) at the picnic area and lakeside pavilions in Como Park.*
5. *The State Fair Board should continue to study noise levels emitted by Fair activities, e.g., car races, and methods to reduce those noise levels.*

HEALTH

The Congress of the United States stated in the "Comprehensive Health Planning and Public Health Services Amendments of 1966" that access to acceptable, quality services in the pursuit of the highest level of health attainable is a right to be enjoyed by all persons. The District 10 Plan health section addresses local responsibilities in pursuit of the forementioned act.

The main objectives of this section are to: (1) expand preventive health care in the community; (2) increase health education and awareness of health services currently available; (3) expand programs in health surveillance and in home health care for seniors and the homebound of the district; and (4) address the potential risks emanating from environmental pollution.

Goals and Objectives

1. Ensure that the health needs of all community residents are adequately met.
2. Promote the maximum use and coordination of existing health services.
3. Further inter-agency and organizational coordination of efforts for a congregate meal program benefiting the community's elderly and handicapped persons.
4. Expand the Meals-on-Wheels program to those additional residents who require or request it.
5. Encourage increased voluntary involvement by private physicians in community health care throughout District 10.
6. Encourage the development and expansion of mental health and counseling services in the district.
7. Identify and alleviate environmental health problems as they arise.
8. Support the installation of the "911" emergency telephone exchange.

Recommendations

1. *The District 10 Community Council, the City and private health providers should join in an effort to increase the community's awareness of current primary and secondary health service programs and facilities existing within the community.*
2. *The City should provide an immunization program at the community level.*
3. *The School Board should consider a community education program aimed at preparing people for*

healthful retirement. Instructions on personal health and fitness should be included.

4. *The School Board, District 10 Community Council and the community at large should address the many facets of chemical dependency. A joint effort on drug and alcohol prevention, individual and family counseling, and support group work (e.g., Alcoholics Anonymous) are necessary to deal with the problems.*

5. *The City should increase funding and staff necessary to fully address the district's troublesome rat control problem.*

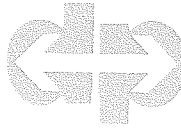
NOTE: Job Corps, a major social, educational and career training program, was and continues to be an issue of major consequence to the Como community. The following statement reflects the community's concerns regarding a Job Corps Center in District 10.



BETHEL JOB CORPS

A majority of District 10 residents have demonstrated their feelings in votes at District 10 meetings and in scientifically conducted polls, that a Federal Job Corps Center is not compatible with the goals of maintaining and improving the quality of family living in District 10.

Additionally, there is a feeling that this type of educational setting is not in compliance with Public Law 94-142, which deals with the education of handicapped individuals in the least restrictive environment. The Department of Labor has identified the characteristics and needs of individuals eligible for the Job Corps program.



Many of these characteristics are clearly identified as handicaps in and of themselves, or can combine with other conditions to create a handicap profile.

A Job Corps Center in District 10 is not acceptable for the following reasons:

-Job Corps Centers across the nation have shown that they cannot provide adequate supervision of students in off-campus situations.

-Job Corps Centers often become centers of attraction for undesirable elements. The Job Corps Centers do not claim any responsibility for the actions of any non-students involved in crimes in a neighborhood, even though the non-student has come into the community as a direct result of Job Corps activities or to meet students.

Recommendations

The Job Corps Center, as proposed for the Bethel College site, lacks ironclad safeguards that were promised to the community in an agreement reached by former Governor Rudy Perpich and the Department of Labor. This plan's recommendations are an attempt to revive the commitment to carry out these safeguards.

The majority of Como community residents feel that Job Corps should not locate at the Bethel site. However, if the wishes of the community are overruled, the community makes the following recommendations:

1. The Department of Labor should renegotiate the letter of agreement regarding Bethel Job Corps with the State of Minnesota. A designee of the Como Community Council should consult with the principals of this agreement (Department of Labor and State of Minnesota) during these negotiations.

2. The Department of Labor should recognize a community advisory committee that is elected only by neighborhoods bounding the Bethel Job Corps site (District 10, Falcon Heights). Community Advisory Committee membership should be restricted to residents of District 10 and the City of Falcon Heights.

3. The Department of Labor should charge the Community Advisory Committee, as defined in Job Corps recommendation number two, with the responsibility to screen all potential Job Corps enrollees. Also the Community Advisory Committee should be charged with the responsibility to address the need for disciplinary action for individual enrollees and review discipline policy for the center as a whole.

4. The Department of Labor should limit enrollment at the Bethel Job Corps site to 250 individuals who were residents of the State of Minnesota at the time of making application for the Job Corps program and have attended a Minnesota school previous to their submitting the Job Corps application.

5. The Department of Labor should consult with the Advisory Committee, as defined in Job Corps recommendation number two, to determine egress, ingress, landscaping, and aesthetic matters affecting Bethel Job Corps grounds.

6. The Department of Labor should consult with the Como Community Council, at the earliest possible date, in the event that a release of Bethel Job Corps properties is contemplated.

7. The Department of Labor should utilize the community advisory committee, as defined in Job Corps recommendation number two, to screen, monitor, and consult with the Bethel Job Corps program operator.

8. The Department of Labor should evaluate the Job Corps program in terms of how and where it may not be in compliance with Public Law 94-142.

PLANNING COMMISSION STATEMENT ON THE JOB CORPS SECTION (October 1980)

The Planning Commission recommends that the Job Corps Section be recognized by the city government as the district's position without adopting it as part of the City's Comprehensive Plan. Adoption as part of the Comprehensive Plan would be inappropriate since the Department of Labor, not the city, would be responsible for implementing the proposals. Therefore, the Planning Commission is forwarding the Job Corps recommendations to the Department of Labor.

CITY COUNCIL DECISION ON THE JOB CORPS SECTION (December 1980)

"RESOLVED, That the Council of the City of St. Paul, does hereby adopt the District 10 Plan including, notwithstanding the contrary recommendation of the Planning Commission, . . . as the statement of position and recommendations of the Como Community District Council regarding the Job Corps Center."

ECONOMIC DEVELOPMENT PLAN

Industrial and commercial development, if well conceived, will benefit not only District 10, but all sectors of the city. Alert, well informed citizens are turning their attention toward improving the standards of industrial and commercial areas. There is a realization that today's actions will have many future consequences, both positive and negative. Therefore, District 10 residents are anxious to examine current development schemes as they affect the overall welfare of their district. Also, as circumstances change, the planning framework will require continuous re-evaluation and refinement by District 10 residents.

INDUSTRIAL DEVELOPMENT

This section reviews major industrial land uses and the resulting impact. A goal of District 10 is to promote cooperation among the residential and industrial communities. Participatory planning, with viable directives from the district, will promote harmony and strengthen the interaction between the residential and industrial sectors. Such cooperation ensures economic growth

while protecting the residential character of District 10.

Existing Industry

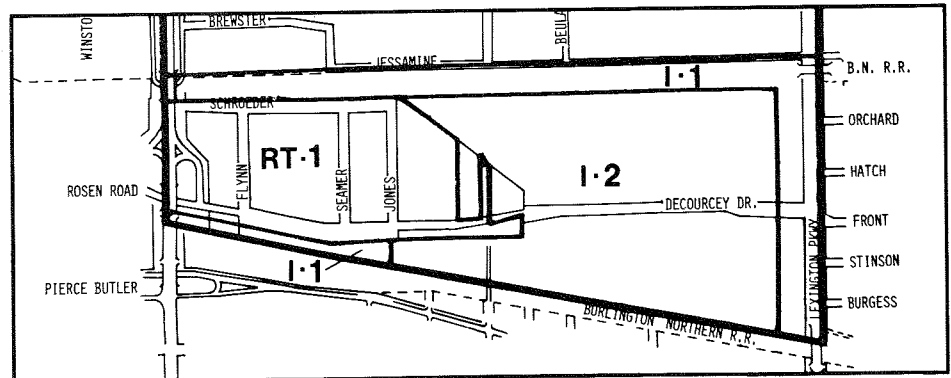
Industry in District 10 is located along the north side of the Burlington Northern Railroad corridor. Presently, there is a small number of varied industrial companies. They provide jobs and tax base for the City.

Until recently, the air pollution from Kopper's Coke adversely affected the residential environment, drawing formal complaints from the surrounding neighborhoods. The resulting closure of this plant illustrated that tough environmental standards must be met. The District 10 Community Council believes that polluting industries do not have a legitimate place in their residential community and eagerly await the down zoning of the district's I-2 zone to an I-1 classification. Furthermore, it is important that any industrial development be compatible with, or at least buffered from, nearby residential areas.

Figure F

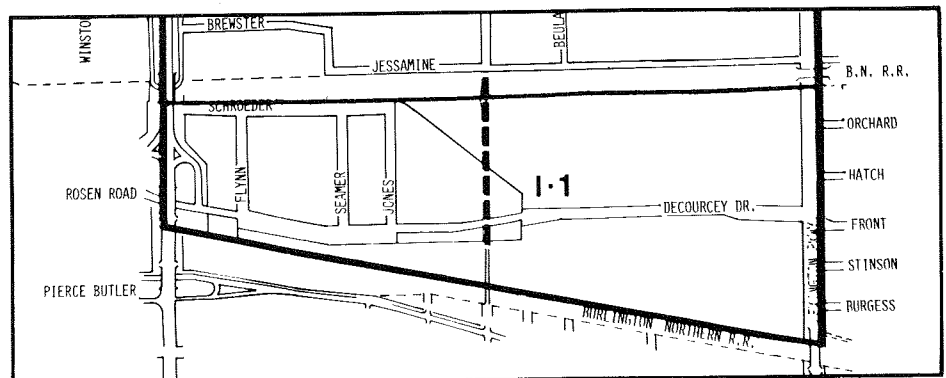
Existing Zoning

- I-1 Light Industry
- I-2 Heavy Industry
- RT-1 Two Family Units



Proposed Zoning

- I-1 Light Industry
- Designated Bike and Pedestrian Right-of-way





Proposed Industry (Midway Energy Park)

To solve the energy crisis we must move as quickly as possible toward a system, as well as a concept, of resource management. In mobilizing our resources and technology, we must make rational choices that maximize energy efficiency and minimize environmental degradation. The community expects energy resource management to be consistent with environmental protection, and that state-of-the-art pollution abatement equipment will be used at the Midway Energy Park.

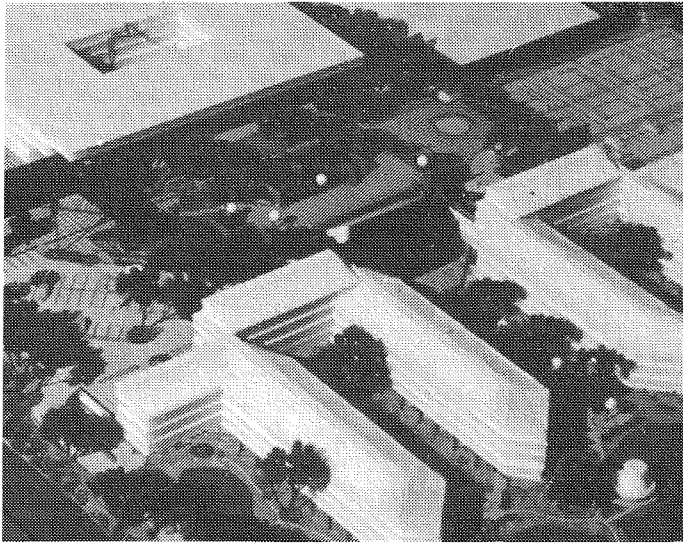
The Midway Energy Park will be largely labor intensive. This will provide employment potential for all types of occupations. As growth continues, diverse opportunities arise that will require job specialization. Industry will have to provide technical education and training. New, high product demand industries will promote employment and increase the tax base.

Housing will be centrally located and exceed current energy standards. The proposed housing development would contain approximately 380 rental units and approximately 570 owner-occupied units.

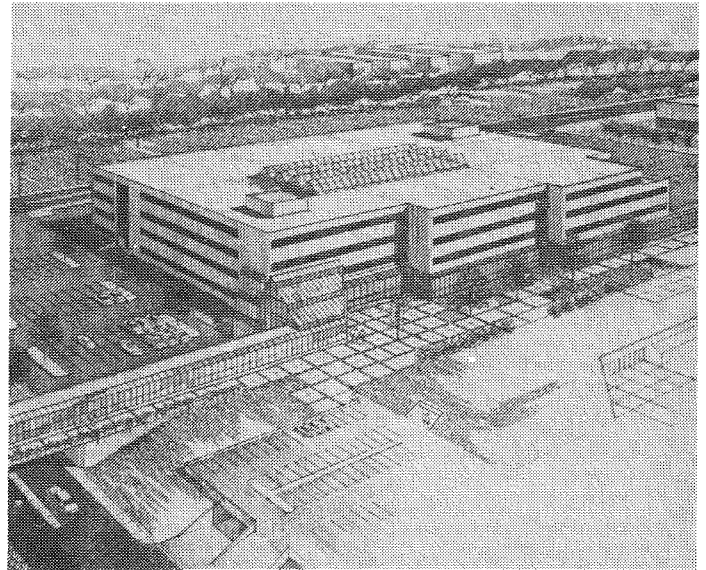
The Midway Energy Park will create and amplify a wide range of opportunities and problems within and beyond its boundaries. The main directive of the Midway Energy Park is to decrease our wasteful and growing use of energy and materials. If accomplished, the park will provide a site for programs and projects that will serve as a model for development across the country.

Figure G illustrates conceptual drawings of the Midway Energy Park Centrum Area within District 10.

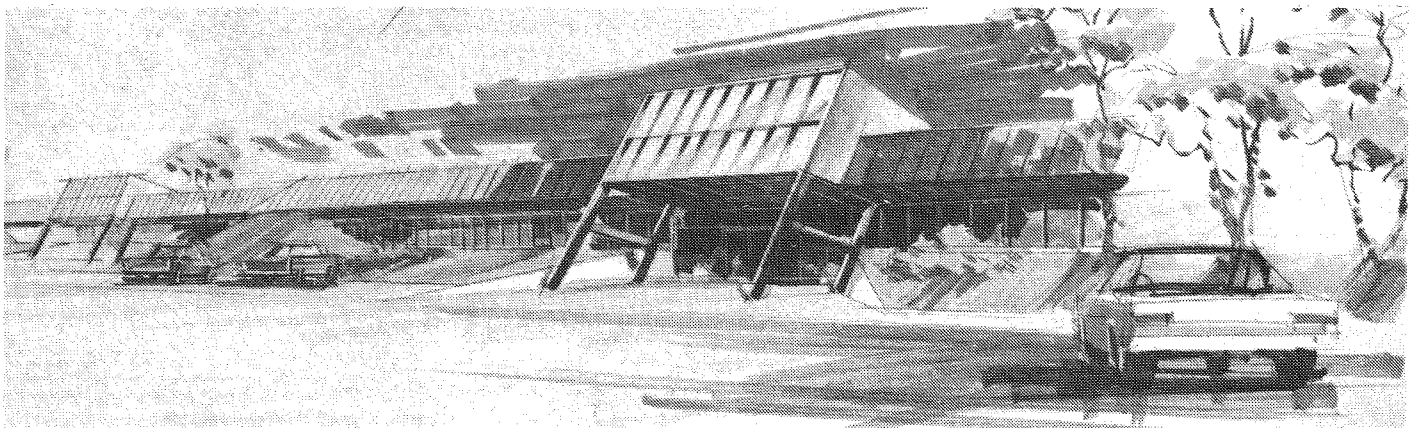
Figure G Architectural Conceptions



WILDER FOUNDATION



CONTROL DATA



MARSFIELD CONSTRUCTION

Goals and Objectives

1. Create an understanding by the industrial community of total community needs.
2. Reduce conflicts between existing and future industrial and residential land uses through zoning changes and project planning.
3. Promote a healthy economy in District 10 and St. Paul.
4. Ensure that pollution standards are strictly adhered to for all industries located in District 10.
5. Enhance, where desirable and feasible, the identity of an industrial park sensitive to today's energy situation.
6. Ensure that future industrial uses of the Midway Energy Park preserve the delicate environmental quality of the district.
7. Promote landscaping and other buffering (including fencing and screening) to occur simultaneously with industrial development.
8. Provide efficient and landscaped off-street parking in industrial areas.
9. Enhance the number of transportation options to work centers within the district.
10. Promote the concept of employer sponsored van pools to reduce traffic congestion, air and noise pollution and energy use.

Recommendations

1. *The City and Port Authority should encourage new industries locating in the Midway Energy Park to hire local residents, especially youth, handicapped, and older workers.*
2. *The State Pollution Control Agency should monitor and vigorously enforce environmental quality standards in the Midway Energy Park.*
3. *Industries proposing to locate in the district and the Como Community Council should work toward becoming "good neighbors", communicating their current and future plans, and working to minimize conflicts.*
4. *Industries locating in the Midway Energy Park should make van pools and other para-transit options available to their employees so as to reduce traffic through the district, air and noise pollution, and energy consumption.*
5. *The Port Authority and the City of St. Paul*

should rezone District 10 land within the Midway Energy Park to an I-1 classification (see Figure F).

6. *The City should not open Hamline Avenue between Jessamine and the Burlington Northern mainline tracks (southern).*

7. *The City should establish a pedestrian and bicycle right-of-way from DeCoursey to Jessamine, as close to the extension of Hamline Avenue as is reasonable.*

8. *If the City of St. Paul develops the State Agricultural land south of Como Avenue, then 4,000 parking spaces should be retained on this property for use by State Fair patrons.*

9. *The Port Authority should set restrictive covenants which exclude new advertising billboards from the Midway Energy Park.*

10. *The City should study the feasibility of incorporating district heating for the benefit of the Midway Energy Park. If determined feasible, implementation should proceed expeditiously.*

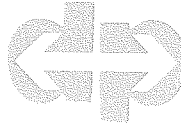
11. *The City should require landscaping along all thoroughfares within and bounding the Midway Energy Park so as to provide visual relief and strong edges that enhance the image of the Energy Park.*

12. *The City should study the feasibility of constructing a fixed right-of-way transit system to serve downtown St. Paul, Midway Energy Park, Minnesota State Fair, University of Minnesota, and downtown Minneapolis.*

13. *The City should develop the residential component of the Midway Energy Park with a mixture of housing types. An acceptable mix would consist of no more than 20% "subsidized" housing units and a minimum of 20% "upper bracket" units.*

14. *The City should support the efforts undertaken by the State Pollution Control Agency to investigate, define and monitor the impact of pollution on ground water at the Kopper's Coke site; and assure that appropriate and final remedial action is taken to mitigate or eliminate the sources of the problem including any current ground water contamination.*

15. *The City of St. Paul should retain the Oscar Johnson Ice Arena and Midway Athletic Stadium at their present locations. The buildings and property should be excluded from Port Authority development, as a part of the Midway Energy Park.*



Recommendation 15: *The Planning Commission withholds approval of the recommendation concerning the Oscar Johnson Ice Arena and the Midway Athletic Stadium. Energy Park plans do not require removal of the Oscar Johnson Ice Arena. However, if the Midway Energy Park is constructed, the Midway Stadium site must be redeveloped. The City Council will hold a public hearing to consider testimony from the entire city regarding the future of Midway Stadium and will take official action as warranted.*

Planning Commission Comment (October 1980)

Recommendation 15: *The City Council held a public hearing November 25, 1980, after which they vacated the public use of Midway Stadium and authorized a replacement recreation facility to be located approximately three blocks west of the present stadium.*

The remainder of this recommendation was left open for further discussion between the Como Community Council, St. Paul Planning Commission, and St. Paul City Council.
Council Resolution 276099, December 23, 1980

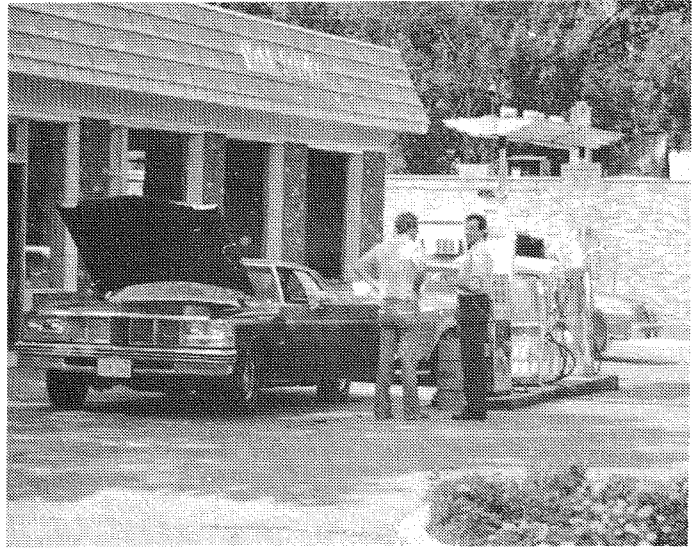
16. *The City, State and Federal governments should absorb all costs associated with upgrading public utilities in areas surrounding the Midway Energy Park, which, as a consequence of the Midway Energy Park development, become inadequate.*

17. *The Port Authority should establish restrictive covenants that run with Midway Energy Park land in District 10 limiting the height of buildings to four stories above grade.*

Recommendation 17: *The Planning Commission withholds approval of the recommendation to limit building height to four stories above grade in District 10's portion of Energy Park. The City, Port Authority, and Argonne National Laboratories are developing protective covenants for the Energy Park development. The Planning Commission does not want to confine the limits or scope of this process.*
Planning Commission Comment (October 1980)

Recommendation 17: *The City Council withheld approval of this recommendation, but left the issue open to further discussion between the Como Community Council, St. Paul Planning Commission, and St. Paul City Council.*
Council Resolution 276099, December 23, 1980

COMMERCIAL DEVELOPMENT



Commercial development in District 10 consists of a sprinkling of small businesses. Large commercial growth is seen by residents as an infringement upon their neighborhood.

The Como community does not have a strong, consolidated shopping area within its boundaries. Generally, residents shop at the large "shopping malls" located immediately outside District 10. Residents feel that future commercial development should concentrate in a core area.

Existing Commercial Services

Primarily in a residential area, goods and services are provided by local "convenience shops". The service demands of District 10 residents has resulted in a variety of neighborhood orientated commercial uses. Some of these specialty shops and service oriented businesses are "home-based". This spot development can exist only with local need and loyalty. District 10 residents are concerned with maintaining their existing commercial operations and guiding future growth.

Proposed Commercial Development (Midway Energy Park)

Commercial growth will be strategically located on a parcel of land along the west side of Lexington Parkway. This is the only component of the Midway Energy Park to have direct access to Lexington Parkway. Adequate consideration should be given to ensure that this commercial use meet the needs of the Energy Park and adjacent communities.

Goals and Objectives

1. Sensitize the business community to the benefits of overall economic planning.

2. Facilitate meaningful dialogue between new commercial enterprises locating in the Midway Energy Park and the Como Community Council aimed at the goal of becoming "good neighbors".

3. Organize neighborhood businesses so that mutual problems and opportunities can be more effectively dealt with.

4. Reduce conflicts between existing and future commercial and residential land uses through zoning changes and project planning.

5. Improve the level of neighborhood services to the community (e.g., supermarket, hardware stores, small shops, and medical and dental services).

6. Encourage existing compatible commercial enterprises to remain in the district.

Recommendations

1. The Port Authority and new industries locating in the Midway Energy Park should study the anticipated commercial needs of the Midway Energy Park and make lease agreements for commercial space based on their findings. Community Development Districts 6, 7, 10, 11 and 12 should be consulted for their comments on the study's findings.

2. The Port Authority should encourage a branch-community service financial institution to locate in the Midway Energy Park area.

3. The City should develop a linear park along the west side of Lexington Parkway from Pierce Butler to Rosen Road. New development should be set back 300 feet from Lexington Parkway. This green belt will enhance the parkway character of Lexington Parkway, provide a visual buffer for the neighborhood directly to the east, and hopefully, stimulate additional landscape design by neighboring areas; e.g., Gould Battery, Inc.

Recommendation 3: *The Planning Commission withholds approval of the recommendation to provide a 300 foot linear park along the west side of Lexington Parkway from Pierce Butler to Rosen Road. Although the city adheres to the principle of maintaining a citywide parkway system, the appropriate depth of this setback depends on the greenway's use and the demand from adjoining development. Therefore, the Planning Commission feels that designating a specific setback would be premature at this time.*

Planning Commission Comment (October 1980)

Recommendation 3: *The City Council withheld approval of this recommendation, but left the issue open to further discussion between the Como Community Council, St. Paul Planning Commission, and St. Paul City Council. Council Resolution 276099, December 23, 1980*